

110.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 612,000 /

USE VALUE: 612,000 /

ASSESSed: 612,000 /

Total Card /

Total Parcel

612,000

612,000

612,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		ORIENT AVE, ARLINGTON

OWNERSHIP

Owner 1:	BEACH SARA DAWLEY				
Owner 2:					
Owner 3:					
Street 1:	94 ORIENT AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	PEROT FRANCK & -		
Owner 2:	RAKAITYTE VIDA -		
Street 1:	94 ORIENT AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1920, having primarily Wood Shingle Exterior and 1168 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.69	6			Ledge	-10					434,702						434,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	176,700	600	434,700	612,000
Total Card	0.207	176,700	600	434,700	612,000
Total Parcel	0.207	176,700	600	434,700	612,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	523.97	/Parcel:	523.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	176,700	600	9,000.	434,700	612,000		Year end	12/23/2021
2021	101	FV	139,800	600	9,000.	434,700	575,100		Year End Roll	12/10/2020
2020	101	FV	139,800	600	9,000.	434,700	575,100	575,100	Year End Roll	12/18/2019
2019	101	FV	111,800	0	9,000.	428,500	540,300	540,300	Year End Roll	1/3/2019
2018	101	FV	111,800	0	9,000.	329,100	440,900	440,900	Year End Roll	12/20/2017
2017	101	FV	127,600	0	9,000.	345,000	472,600	472,600	Year End Roll	1/3/2017
2016	101	FV	127,600	0	9,000.	317,400	445,000	445,000	Year End	1/4/2016
2015	101	FV	100,200	0	9,000.	296,700	396,900	396,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEROT FRANCK &	78196-476	1	7/7/2021		720,000	No	No		
TINGLE JAIMIE L	67572-363		7/6/2016	Change>Sale	396,500	No	No		
WONG SIERRA D,	54973-183		7/12/2010		350,000	No	No		
FATT MILTON A E	38963-395		4/29/2003	Family	1	No	No		
WONG SIERRA D	37383-257		12/16/2002	Family	99	No	No		
CAMPBELL SYTSKE	31433-300		5/25/2000		247,000	No	No		
CAMPBELL SYTSKE	30046-192		4/14/1999	Family	99	No	No		
STEPHENS JOHN R	26336-255		5/22/1996		125,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEROT FRANCK &	78196-476	1	7/7/2021		720,000	No	No		
TINGLE JAIMIE L	67572-363		7/6/2016	Change>Sale	396,500	No	No		
WONG SIERRA D,	54973-183		7/12/2010		350,000	No	No		
FATT MILTON A E	38963-395		4/29/2003	Family	1	No	No		
WONG SIERRA D	37383-257		12/16/2002	Family	99	No	No		
CAMPBELL SYTSKE	31433-300		5/25/2000		247,000	No	No		
CAMPBELL SYTSKE	30046-192		4/14/1999	Family	99	No	No		
STEPHENS JOHN R	26336-255		5/22/1996		125,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2021	1286	Redo Kit	66,900					
7/13/2016	955	Add Bath	36,000		7/13/2016			Add 2nd floor bath

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/9/2008	Meas/Inspect	294	PATRIOT
2/1/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

